

May 22, 2014

Anour Ait Iddir
Senior Plan Reviewer
City of New Orleans
Depart. Of Safety and Permits
1300 Perdido Street, Room 7E07
New Orleans, Louisiana 70112

RE: 1031 Canal Street
Permit #13-43014-NEWC and
Permit #13-43016-NWEC

Dear Mr. Iddir:

The following is an additional response to your plan review letter of 12/03/13 regarding the above project. This response is for permit # 13-43016-NEWC. The elevator requirement comments were included in the mechanical section of the review letter. This letter is intended to answer the elevator comments, and the response will follow your letter item by item.

MECHANICAL COMMENTS:

1. HVAC question answered by Magan Kansagra letter dated 05/19/14.

Elevators:

1. All the elevators will be accessible and will conform to ICC A 117.1 section 3001.3, IBC 2009.
2. Elevators will be enclosed as per section 708, IBC 2009.
3. All shafts penetrating floor, ceilings and roofs, will be fire barriers and will be constructed as per IBC Section 707 and IFC, as per Table 707.3.9, IBC 2009. The elevator shafts will be solid masonry of two hour construction. All openings and penetrations will have a two hour rating.
4. In this building there will be no more than two cars in any single shaft as per the drawings.
5. Signage will posted adjacent to each elevator call button directing occupants to use the stairs in case of fire (Section 3002.3, IBC 2009).
6. The building is equipped with emergency generators with automatic transfer switches providing stand by power for the elevators. Designated elevators will automatically

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transfer to the standby power source within 60 seconds as per Section 3003.

7. The elevator and machine room ventilating system will be connected to the standby power source as per Section 3003.1.4, IBC 2009.
8. Fire-fighters' emergency operation. Elevators will be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44.
9. The elevator hoist ways will be ventilated.
10. The elevator shafts will be vented at the top of the hoist ways and will evacuate directly to the atmosphere.
11. There will be no other elements in the hoist way other than equipment required for the operation of the elevator.
12. These elevators have no machine rooms. The gears for the operation of the elevators are located directly at the top of the shafts. A control panel located directly adjacent to the shaft at the upper most floor will be equipped with solid-state equipment.
13. Section 3007: Fire Service Access Elevator
 - i) Every floor of this building will be served by a Fire Service Elevator.
 - ii) Hoist way enclosure will be protected as per Section 708, IBC 2009.
 - iii) Fire service access elevators will open into elevator lobbies in accordance with Section 3007.4.1 through 3007.4.4.
 - iv) The fire service access elevator shafts will have hoistway lighting when active to provide not less than 1 foot candle as measured from the top of the car.
 - v) The fire service access elevator lobby is shown to be greater than 150 square feet with a minimum dimension of 8 feet.

The construction documents have been revised to indicate the above comments that were not already shown.

If you have any further comments or requests please contact me.

Regards,

A handwritten signature in red ink, appearing to read 'Harry Baker Smith, Jr.', with a stylized flourish at the end.

Harry Baker Smith, Jr. Architect, AIA, NCARB
zx: Mohan Kailas

attachment

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Answers.doc

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May 19, 2014

Mr. Anouar Ait Iddir
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City Hall, 1300 Perdido Street, Suite 7E
New Orleans, La 70112

RE: 1031 Canal Street

M-K's Project No.12-063
Permit no. 13-43016-NEWC

Dear Sir:

Our office reviewed mechanical and electrical comments and our response is as follows:

MECHANICAL COMMENTS:

Item # 1 We will revised CFM on plan and rooftop unit schedule CFM that will match each other.

ELEVATOR:

Item # 1. Refer to architectural response.

Item # 2. Refer to architectural response.

Item# 3. Refer to architectural response.

Materials: Refer to architectural response.

Item# 4. Refer to architectural response.

Item # 5. Refer to architectural response.

Item # 6. We will provide standby power.

1) Standby power will be manually transferable to all elevators in each bank.

ii) For one elevator-The elevator will be automatically transferred to stand by power within

60 seconds after familiar of normal power.

Item # 7: Section 3003.1.4 Venting: Machine room ventilation or air conditioning will be connected to standby power source wherever standby power connected to elevators.

Item #8: Section 3003.2 Fire Fighter's emergency operation. Elevators will be provided with Phase-I emergency recall operation and phase II emergency in car operation in according with ASME A17.1/CSA B44.

Item #9: Hoistway Venting: Elevator Hoist ways will be vented to remove smoke and hot gases to the outer air in case of fire.

Item #10: Section 3004.4 Location of vents: Vent will be located on top of hoist way and will open Directly to the outer air or through noncombustible duct to the outer air.

Item # 11: Section 3004.4: Plumbing and mechanical system will not be located in an elevator shaft.

Item #12: Section 3006 Machine Rooms:

Access: We will provide approved means of access to elevator machine rooms and overhead machinery spaces.

Venting: Independent ventilation and air-conditioning system will be provided in elevator machine rooms for solid- state equipment for elevator operation.

Pressurization: Elevator machine rooms serving a pressurized elevator hoist way will be pressurized upon activation of a heat or smoke detector located in elevator machine room.
Architects will response this item.

Item #13: Section 3007: Refer to architectural response.

ELECTRICAL

Item # 1: All wiring will be complied NEC 2011 Edition.

Item # 2: All electrical systems, equipment and components will be located at or above the base flood elevation or grade elevation, whichever is higher, as per IBC 2009 Art. 1612.1, New Orleans Amendments to the International Building Code 2009 Art. 110.21, 2735(B). We will verify and comply.

Item # 3: We will label circuits when future rental space will be leased. A separate permit be obtained at that time.

Item # 4: PG panel is added in one-line diagram. Attached is revised one line diagram.

Item # 5: GFI receptacles will be provided to comply NEC 2011 article 210.8(B).

Item#6: Sheet E1.2.1 & E1.2.2: We re-arranged text on sheet E1.2.1 & E1.2.2. Attached are sheets.

Item#7: Sheet E1.6, riser diagram: Main grounding electronic is added on riser diagram.

Item #8: Sheet E1.7, Number of ser corrected

Item #9: Sheet E-1.7, grounding conductor's sizes are labeled.

Item#10: Sheet E1.7, All electrical room has less than 1200 amp service. Two entrance is not required based on our code interpretation.

Item#11: Sheet E1.6, According to NFP72 Fire pump requires six time of fire pump rampage Disconnect. However, wire six is not required.

Item#12: Sheet E1.6, Two hour fire rated enclosure will be provided to protect feeders from Entergy vault and to the Fire pump.

Item #13: Sheet E1.6, We designed grounding system as per NEC 2011, Art. 250.

Item#14: Sheet E1.7, Disconnect will be provided at tap box ahead of transformer.

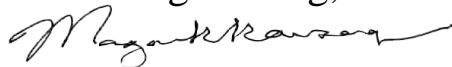
Item#15: Two hour fire rated enclosure will be provided to protect emergency feeder circuit wires To satisfy the fire protection requirement.

Item#16: Sheet E1.12, Panel MHP rating is changed to 1000 amp.

Please let us know by above email if additional clarification is required on this matter. Thanks.

Yours very truly,

M-K Engineering, Inc.



Magan K. Kansagra, P.E.

Nestor Houghton, P.E.